



Sprinkler System Maintenance Checklist

10 planned preventive maintenance tasks · Free PDF from PM Assist

A practical starting point for planned preventive maintenance. Always refer to the manufacturer's O&M manual and site-specific requirements.

Visual Checks

- ☐ Check water and air pressure gauges read within the expected band
- ☐ Inspect sprinkler heads for paint, corrosion, damage, or obstruction
- ☐ Verify tank water level, ball valve operation, and (where fitted) heating
- ☐ Confirm a stock of spare heads and the correct head spanner are on site
- ☐ Inspect pipework and hangers for leaks, corrosion, and secure support

Functional Checks

- ☐ Carry out the weekly sprinkler pump test and record start pressure and run
- ☐ Test the alarm/gong on each installation via the test valve
- ☐ Confirm all control valves are strapped/locked open and monitored
- ☐ Check the compressor and air pressure on dry/pre-action systems

Record Keeping

- ☐ Record weekly tests, pressures, and any defects in the sprinkler log book

Maintenance Frequency

Weekly

- Pump test and alarm test
- Record all gauge pressures
- Check water supply and tank level

Quarterly

- Valve and water-flow alarm checks
- Inspect heads and pipework sample
- Antifreeze concentration check where applicable

Annually

- Full service to BS EN 12845
- Trip test alarm valves
- Pump performance and flow test
- Water supply proving test